PLAN REFERENCES:

1) "Subdivision of Leo Murphy, et als in the City of Augusta, Kennebec County" by Coffin Engineering & Surveying, dated December 30, 1983, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1984-Page 091.

2) "Plan of Archie R. Bickford, Residential Lots, Bolton Hill Road, Augusta, Maine" by W.W. Hill, dated October 15, 1977, recorded at K.C.R.D. in Plan Book 1980-Page 07.

3) "Plan of that part of Augusta, East of Kennebec River" by B.F. Chandler, dated 1840, recoreded at K.C.R.D. in Plan Book 3 Page 6.

4) "Maine State Highway Commission Right of Way Map, State Highway 210, Augusta, Kennebec County S.H.C. File No. 6-71, dated January 1955."

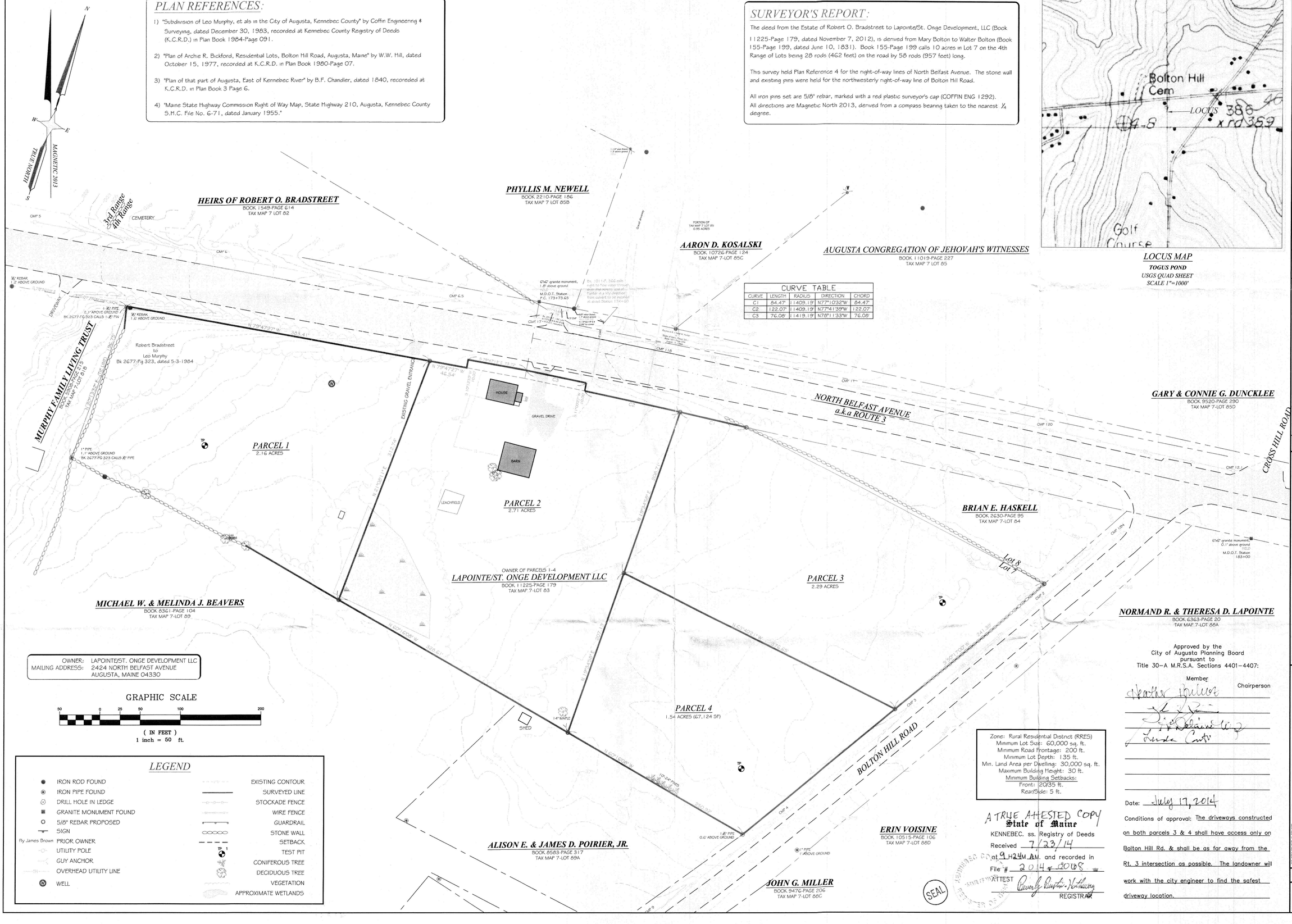
SURVEYOR'S REPORT:

The deed from the Estate of Robert O. Bradstreet to Lapointe/St. Onge Development, LLC (Book 11225-Page 179, dated November 7, 2012), is derived from Mary Bolton to Walter Bolton (Book 155-Page 199, dated June 10, 1831). Book 155-Page 199 calls 10 acres in Lot 7 on the 4th Range of Lots being 28 rods (462 feet) on the road by 58 rods (957 feet) long.

This survey held Plan Reference 4 for the right-of-way lines of North Belfast Avenue. The stone wall and existing pins were held for the northwesterly right-of-way line of Bolton Hill Road.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292).
All directions are Magnetic North 2013, derived from a compass bearing taken to the nearest ¼ degree.

LOCUS MAP
TOGUS POND
USGS QUAD SHEET
SCALE 1"=1000'



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	84.47'	11409.19'	N77°1032"W	84.47'
C2	122.07'	11409.19'	N77°41'39"W	122.07'
C3	76.09'	11419.19'	N76°1133"W	76.09'

OWNER: LAPOINTE/ST. ONGE DEVELOPMENT LLC
MAILING ADDRESS: 2424 NORTH BELFAST AVENUE AUGUSTA, MAINE 04330

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- SIGN
- Fly James Brown PRIOR OWNER
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- WELL
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- SETBACK
- TP 1 TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS

Zone: Rural Residential District (RRES)
Minimum Lot Size: 60,000 sq. ft.
Minimum Road Frontage: 200 ft.
Minimum Lot Depth: 135 ft.
Min. Land Area per Dwelling: 30,000 sq. ft.
Maximum Building Height: 30 ft.
Minimum Building Setbacks:
Front: 20/35 ft.
Rear/Side: 5 ft.

A TRUE ATTESTED COPY
State of Maine
KENNEBEC, ss. Registry of Deeds
Received 7/23/14
at 9H24M AM. and recorded in
File # 2014-2008
ATTEST Beverly Rustin-Hathaway
REGISTRAR

SEAL

Approved by the
City of Augusta Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4407:

Member — Chairperson

Heather Sullivan

Date: July 17, 2014

Conditions of approval: The driveways constructed on both parcels 3 & 4 shall have access only on Bolton Hill Rd. & shall be as far away from the Rt. 3 intersection as possible. The landowner will work with the city engineer to find the safest driveway location.

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE · KANE P. COFFIN · #1292 · PROFESSIONAL LAND SURVEYOR

E.S. COFFIN
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road, P.O. Box 4687, Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE
1	PLANNING BOARD CONDITIONS OF APPROVAL	07/14/14

SHEET TITLE: RECORDING PLAT

CLIENT/PROJECT: SUBDIVISION OF LAPOINTE/ST ONGE DEVELOPMENT LLC

LOCATION: NORTH BELFAST AV. & BOLTON HILL RD.
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

SCALE: 1 INCH=50 FEET
DATE: JUNE 5, 2014

DRAWN BY: KPC
CHECKED BY: MJG

PROJ. NO. 2013-320

REC